



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: April 9, 2024
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

East Street Estates, AP-19-1470 (DR)

This is a public hearing on a request for design review approval to construct eight new single-family dwellings in an existing subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 sf min. lot size) District. Assessor's Parcel Nos.: 085-186-032; -033, -034, -035, -036, -037, -038, -039.

Environmental Determination

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 300-ft. radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project? Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en
español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: East Street Estates, AP-19-1470 (DR)

Location: 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.



City of Pittsburg
California

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Planning Division
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Pittsburg, CA 94565

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